IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE AND ZONING VARIANCE - SW/S Necker Ave., SE of Vollmer Ave. * DEPUTY ZONING COMMISSIONER 11th Election District * OF BALTIMORE COUNTY 5th Councilmanic District * Case No. 91-308-SPHA Preakness Homes, Inc. Petitioner * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to amend the Third Final Development Plan of Silver Hill Farm-West (4th Amended proposed) and variances to permit distances between buildings with abovegrade elevations of more than 25 feet (but less than 30 feet) of 24.5 feet in lieu of the required 30 feet for Lots 4 and 5 of Block B and Lots 15, 16, 22, and 23 of Block C; to permit a center to center distance between facing windows of 29 feet in lieu of the required 40 feet for Lots 15 and lo of Block C; to permit a window to right-of-way line motback of 6 feet in lieu of the required 25 feet for Lot 1 of Block B and Lots 1 (pd 7) of Block C; to permit a window to property line setback of 12 feet in lieu of the required 15 feet for Lot 4 of Block B and Lots 15, 16, and 22 of Block C; and to permit a private yard space of 420 sq.ft. in lieu of the required 500 sq.ft. for Lots 18 and 20 of Block C, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Louis Breitenother, Officer, appeared, testified and was represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition was Charles K. Stark with George W. Stephens, Jr. & Associates, Inc., and Bernard Willemain, Planning and Zoning Consultant. There were no Protestants.

> **Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

May 6, 1991

Newton A. Williams, Esquire 210 W. Pennsylvania Avenue, Suite 700 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE SW/S Necker Avenue, SE of Vollmert Avenue 11th Election District - 5th Councilmanic District Preakness Homes, Inc. - Petitioner Case No. 91-308-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Gen M Neston ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

File

Testimony indicated that the subject property consists of 9.94 acres of which 9.58 acres are zoned D.R. 5.5 and the remaining .36 acres zoned B.M., and is a portion of the development known as Silver Hill Farm-West. Said property is improved with one single family dwelling and is proposed for development with an additional 19 single-family dwellings and 26 townhomes, for a total of 46 density units in lieu of the permitted 52. Testimony presented by each of Petitioner's witnesses discussed in detail the variances requested for each lot and their necessity. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community. Further, Petitioner noted the favorable comments submitted by the Office of Planning dated February 15, 1991 based upon submission and approval of an appropriate landscape plan by the Deputy Director of Planning. Subsequent to the hearing, Petitioner had the 4th Amended Final Development Plan of Silver Hill Farm-West presented to the Planning Board for approval as required pursuant to Section 1801.3A.7.b.i of the Baltimore County Zoning Regulations (B.C.Z.R.). Correspondence dated April 22, 199) from P. David Fields, Secretary of the Planning Board, evidenced approval of said development plan by the Planning Board on April 18, 1991.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

 whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

whether the grant would do substantial injustice to applicant as well as other property owners in the

#268

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: & SPECIAL HEARING

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Variance from Sections 1801.20-1 to permit distances between buildings with above grade elevations of more than 25 feet but less than 30 feet of 24.5 feet in lieu of the required 30 feet; from 1B01.2C-2B to permit center to center of faci, windows of 29 feet in lieu of the required 40 feet; to V.B.6. (CMDP) to permit a window to right of way

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the (continued) following reasons: (indicate hardship or practical difficulty) 1. That the purposes of the requested variances are to allow an upgraded more attractive type of townhome to be built, with an attractive type of layout. 2. That similar types of variances were granted in a earlier case involving Silver Hill Farms in Case No. 90-352-A.

3. That without the requested variances, the Petitioners will sustain practical difficulty and unreasonable hardship, and the health, safety and welfare of the area will be enhanced by the more attractive townhomes if these variances are granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County, MAP NES-F

I/We do solemnly declare and affirm,

·	are the legal owner(s) of the property which is the subject of this Petition.	
Contract Purchaser:	Legal Owner(s):	TE <u>/2 30</u>
	Preakness Homes, Inc.	3 Jaj
(Type or Print Name)	(Type or Print Name)	×3
•	Zour Breitenether	
Ci	Signature	
Signature	Signature LOUIS BREITER O. OFFICE	R
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner:		
artan A Williams	11 H Curynne Mill Court 323	-3892
olan. Plumhoff & Williams. Chtd. (Type or Print Name)	Address	Phone No.
Muton a. Williams	Ownings Mills, MD 21117	
Signature 700 Court Towers	City and State	, , , , , , , , , , , , , , , , , , ,
10 W. Pennsylvania Avenue	Name, address and phone number of leg	gal owner, con-
Address	tract purchaser or representative to be	contacted
Swson, Maryland 21204	Newton A. Williams	
City and State	Name	
ł ·	700 Court Towers	922_7900
ttorney's Telephone No.: _823=7.8ΩΩ	210 W. Pennsylvania Avenue	Phone No.
	Towson, Maryland 21204	none no.
ORDERED By The Zoning Commissioner of	Baltimore County, this	> day
of, 19, that the	e subject matter of this petition be	idvertised, as tion through:
equired by the Zoning Law of Baklimore County out Baltimore County, that property be posted, a	ad that the nublic hearing be Nad Defo:	re the Zonine
Commissioner of Baltimore County in Room 10	DO' Contry Onice Runding in Lowse	m, isaitimore
County, on the day of	Opril , 1991, at !!	2:30 o'clock
∕1. M.	and Alle of the	
	Jr. Robert of	Kne -
	<u> </u>	
	m l m m	

district or whether a lesser relaxation than that

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.2.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of May, 1991 that the Petition for Special Hearing to amend the Third Final Development Plan of Silver Hill Farm-West (4th Amended proposed), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit distances between buildings with above-grade elevations of more than 25 feet (but less than 30 feet) of 24.5 feet in lieu of the required 30 feet for Lots 4 and 5 of Block B and Lots 15, 16, 22 and 23 of Block C; to permit a center to center distance between facing windows of 29 feet in lieu of the required 40 feet for Lots 15 and 16 of Block C; to permit a Window to right-of-way line setback of 6 feet in lieu of the required 25 feet for Lot 1 of Block B and Lots 1 and 7 of Block C; to permit a window to property line setback of 12 feet in lieu of the required 15 feet for Lot 4 of Block B and Lots 15, 16 and 22 of Block C; and to permit a private

PETITION FOR ZONING VARIANCE

(Continued)

6 feet in lieu of the required 25 feet; to V.B.6 (CMDP) to

permit a window to property line of 12 feet in lieu of the required 15 feet; and to V.B.7 (CMDP) to permit a private yard

space of 420 sq. feet in lieu of the required 500 square feet, and to amend the Final Development Fign of Silver Hill

Description to Accompany Petitions for

Variances and Amendment to Final Development Plan.

Plat the two following courses and distances

1 - South 45° 47' 50" East 81.47 feet and

3 - South 16° 43' 23" West 894.70 feet thence

4 - North 71° 46' 48" West 438.05 feet thence

5 - North 71° 27' 27" West 253.71 feet thence

Form West (3rd Amended). MAN

applied for would give substantial relief; and

public safety and welfare secured.

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its

conditions precedent to the relief granted:

original condition.

yard space of 420 sq.ft. in lieu of the required 500 sq.ft. for Lots 18

and 20 of Block C, in accordance with Petitioner's Exhibit 1, be and is

hereby GRANTED, subject, however, to the following restrictions which are

2) Prior to the issuance of any permits Petitioner shall submit a detailed landscaping plan which has been approved by the Deputy Director of Planning.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

> ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bjs

CERTIFICATE OF POSTING

- 4-

TOWNS DEPARTMENT OF BALTIMORE COUNTY

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feet it feet but less than 30 test of 24.5 feet it feet in lieu of the required 30 feet; to pi to permit center to center of tacint stating windows of 29 feet in lieu of the required 40 feet; to permit a wind a window to right of way of 6 feet of the required 25 feet; to permit a window to property line of 12 feet in fieu of the required 15 feet; to permit a private yard space of 420 equire feet in lieu of the required 500 equirer feet; and to arriered the Final Devolpment Plat I plan of Silver Hill Farm West (3rd

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing

> NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

6 - North 43° 43' 50" East 1082.59 feet to the place of beginning.

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

ENGINEERS

PO BOX 6828 TOWSON MARYIAND 21204

Beginning for the same at the intersection formed by the southwest right

of way line of Necker Avenue 60 feet wide with the southeast side of a private

road known as Vollmert Avenue as shown on a Plat of Silver Hill Farm West filed

among the Plat Records of Baltimore County in Plat Book S.M. 60 folio 135 thence

for an arc distance of 137.89 feet (the chord of said arc being South 51° 12'

binding on the said southwest right of way line of Necker Avenue as shown on said

2 - Southeasterly by a line curving to the east with a radius of 730.00 feet

31" East 137.69 feet) thence

November 19, 1990

CERTIFICATE OF PUBLICATION

5. Zefe Olm

88.44

receilpi

Baltimore County

Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

1/10/91

Account: R-001-6150 Number

419100268

Public Hearing Fre

Special Hearing

175.00

\$ 175.00

Comer: Preakness Homes

04AD4#0010MICHRC \$175.00
Please Make Checks Psyable To: Baltimore County 02:46PM01-18-91
NEXT BUSINESS DAY

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

March 29, 1991

887-3353

Newton A. Williams, Esquire Nolan, Plumhoff & William, Chtd 700 Court Towers 210 W. Pennsylvania Avenue Baltimore, MD 21204

RE: Item No. 268, Case No. 91-308-A Petitioner: Preakness Homes, et al Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

AMES E. DYER
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Mr. Louis Breitenother Preakness Homes, Inc. 11 H Gwynns Mill Court Owings Mills, MD 21117 Baltimore County
Zoning Commisioner
County Office Building
111 West Chesapeake Avenue

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Account: R-001-6150

*. PUBLIC HEARING FEES OTT FRICE

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Baltimore County
Zoning Commisioner
Coanty Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

91-308

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\$113.34 -91

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 23rd day of January , 1991.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Preakness Homes, Inc.

Petitioner's Attorney: Newton A. Williams

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

DATE: 3 12/9/

Preakness Homes, Inc. 11H Gwynns Mill Court Owings Mills, Maryland 21117

RE:
Case Number: 91-308-A
Corner of SW/S Necker Avenue, SE/S Vollmert Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Preakness Homes, Inc.
HEARING: TUESDAY, APRIL 9, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$_1/3.54 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Springer

BALTIMORE COUNTY, MARYLAND

Newton A. Williams, Esq.

ZONING CONNISSIONER

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

February 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-308-A
Corner of SW/S Necker Avenue, SE/S Vollmert Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Preakness Homes, Inc.
HEARING: TUESDAY, APRIL 9, 1991 at 10:30 a.m.

Variance to permit distances between buildings with above grade elevations of more than 25 feet but less than 30 feet of 24.5 feet in lieu of the required 30 feet; to permit center to center of facing windows of 29 feet in lieu of the required 40 feet; to permit a window to right of way of 6 feet in lieu of the required 25 feet; to permit a window to property line of 12 feet in lieu of the required 15 feet; to permit a private yard space of 420 square feet in lieu of the required 500 square feet; and to amend the Final Development Plan of Silver Hill Farm West (3rd Amended).

J. Robert Sprine

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Preakmess Homes, Inc. Newton A. Williams, Esq.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines D

J. Robert Haines DATE: February 15, 1991
Zoning Commissioner

FROM: Pat Keller, Deputy Director

SUBJECT: Preakness Homes, Inc., Item No. 268

Office of Planning and Zoning

In reference to the petitioner's request for a variance, staff offers the following comments:

The project received CRG approval on August 6, 1987.

Staff supports the petitioner's request provided that a landscape plan is submitted to the deputy director of the Office of Planning and Zoning. Said plan shall address landscaping on the subject lots and adjacent lots in order to mitigate the impact of the requested variances.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM268/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405 Towson, MD 21204 887-3554 Fax 887-5784

February 19, 1991

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 266, 268, 270, 272 and 274.

Very truly yours.

Kance J Family

for Michael S. Flanigan

Traffic Engineer Associate II

MSF/lab

received

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

JANUARY 18, 1991

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Froperty Owner: PREAKNESS HOMES, INC.

CORNER OF SW/S NECKER AVENUE Location:

Item No.: 268 Zoning Agenda: JANUARY 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 23, 1991

FROM: Robert W. Bouling, P.E.

Zoning Advisory Committee Meeting for January 22, 1981

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 266, 270, and 274.

For Items (268) 275, 276 and 277, the previous County Review Group Comments are still applicable.

For Item 272, the driveway location shown would require the relocation of Pole #140031. Also, an extension of the public sanitary sever in Ellinwood Road or Hazelwood Avenue may be required to cerve this property

> ROBERT W. BOWLING, F.E., Chief Developers Engineering Division

RWB: s

Planning Board

Baltimore County Government

401 Bosley Avenue Towson, MD 21204

887-3211

April 22, 1991

Ann M. Nastarowicz Deputy Zoning Commissioner

P. David Fields, Secretary to the Planning Board

SUBJECT: Fourth Amended Final Development Plan, "Silver Hill Farm West"

Pursuant to Section 1B01.3A.7.b.i of the Baltimore County Zoning Regulations, the proposed Fourth Amended Final Development Plan of "Silver Hill Farm West" was approved by the Baltimore County Planning Board at its meeting on April 18, 1991. The proceedings on this Plan may now be concluded.

PDF/TD/prh MISSRDGE/TXTPRH

cc: Frank Fisher Newton A. Williams, Esq.

All the defice

11 H GYWNNS MILL CT.

OWINGS MILLS, MD

12605 Dulgney Vollag

700 Court Towers. 21204

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D.R. 5.5 N 31,000 / N 31,000 BM SCALE- 1"= 200' NE 8-F N 30,000 N 30,000 89-255-A

N32,000 N 32,000

NEWTON A. WILLIAMS WILLIAM M. HESSON JR. THOMAS J. RENNER WILLIAM P. ENGLEHART, JR. STEPHEN J. NOLAN ROBERT L. HANLEY, JR ROBERT S. GLUSHAKOW STEPHEN M. SCHENNING DOUGLAS L. BURGESS LOUIS G. CLOSE, III E. BRUCE JONES .. KERA I. KOSTUN

GREGORY J. JONES

FALSO ADMITTED IN D.C.

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS CHARTERED SUITE 700. COURT TOWERS 210 WEST PENNSYLVANIA AVENUE

JAMES D. NOLAN RETHRED 1980: J. EARLE PLUMHOFF RALPH E. DEITZ TOWSON, MARYLAND 21204 5340 301-823-7800 TELEFAX 1301, 296-2765

WRITER S DIRECT DIAL

^{823.} 7856

April 19, 1991

The Honorable Ann M. Nastarowicz Deputy Zoning Commissioner for Baltimore County County Office Building Towson, Maryland 21204

Dear Commissioner Nastarowicz:

RE: Favorable Planning Board Recommendation and Approval of proposed, 4th Amended
Final Development Plan, Silver Hill Farm West,
Zoning Variance and Final Development Plan Amendment Case No. 91-308-A

We are very pleased to tell you that the Planning Board at its regular meeting on Thursday, April 18th, approved the proposed Final Development Plan Amendment.

As you will recall during the discussion at the recent hearing, the need for Planning Board approval was discussed, and the way is now clear for you to decide the various variances requested.

Thanking you and your staff for your consideration of this matter, I am -

> Respectfully, Neutor (William) Newton A. Williams

NAW/psk

cc: Preakness Homes Attention: Mr. Louis Brietenother Pulte Homes, Inc. Mr. Mike Shraeder Mr. Jebb Bittner Stephens & Associates

Attention: Mr. Charles Stark

NEWTON A. WILLIAMS WILLIAM M. HESSON, JR.* THOMAS J. RENNER WILLIAM P. ENGLEHART. JR. STEPHEN J. NOLAN* ROBERT L. HANLEY, JR. ROBERT S. GLUSHAKOW STEPHEN M. SCHENNING DOUGLAS L. BURGESS ROBERT E. CAHILL, JR. LOUIS G. CLOSE, III E. BRUCE JONES** KERA I. KOSTUN GREGORY J. JONES *ALSO ADMITTED IN D.C.

NOLAN, PLUMEOFF & WILLIAMS CHARTERED SUITE 700. COURT TOWERS 210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340 (301) 823-7800

LAW OFFICES

JAMES D. NOLAN IRETIRED 1980 J EARLE PLUMHOFF

TELEFAX (301) 296-2765

April 10, 1991

Mr. Frank Fisher, Chief Current Planning Division Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Fisher:

RE: Proposed 4th Amended Final Development Plan

Louis J Breitenother

Barnad Willemain

Newton a. Williams

Amharst Corp.

PLEASE PRINT CLEARLY

RALPH E. DEITZ

WRITER'S DIRECT DIAL **** 7856

Silver Hill Farm West Zoning Variance and Final Development Plan Amendment Case No.: 91-308-A REQUESTED PLANNING BOARD APPROVAL OF PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT

Pursuant to better practice, Deputy Commissioner Nastarowicz during the advertised and posted Variance and Final Development Plan Amendment hearing on April 9, 1991, has directed that the proposed amendment to the Final Development Plan for Silver Hill Farm West be brought before the Planning Board in accordance with the Baltimore County Zoning Regulations.

We wish to thank everyone involved for placing it on the April 18th Planning Board agenda, since Deputy Commissioner Nastarowicz will be leaving office sometime in May, necessitating this early consideration.

As we brought out at the Hearing, this is a companion case to an earlier Silver Hill Farm case, Case No. 90-352-A.

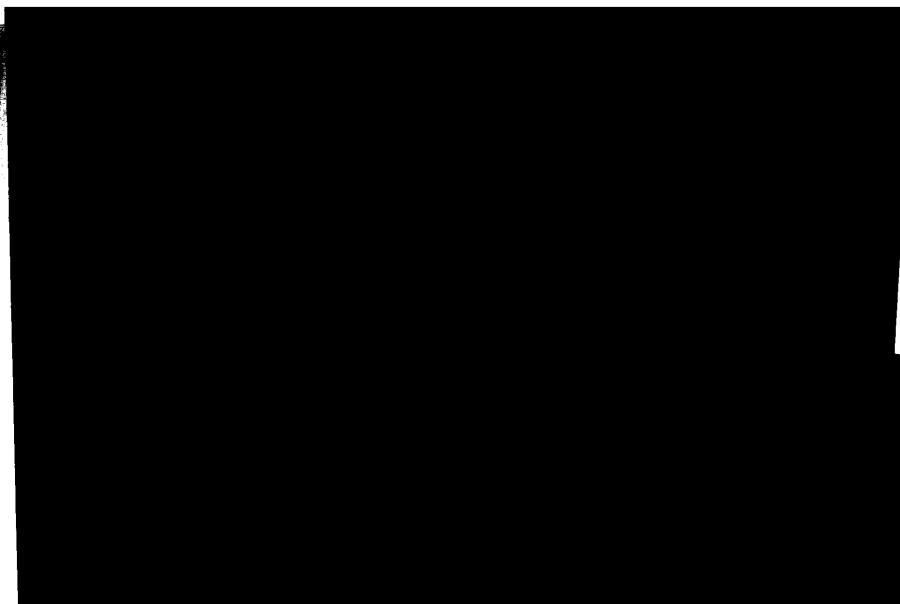


A. Typical End Unit - Selver Hill Silme Hell B. Looking C on Harry Farm Vonc.

Staining Windows, Dinning

Room Windows





6. N/S Westerman Circle



H. Looking SW from Liver Will Farms across Route 43 under construction

PEI 2



E. Typical offset near of Townhouses.



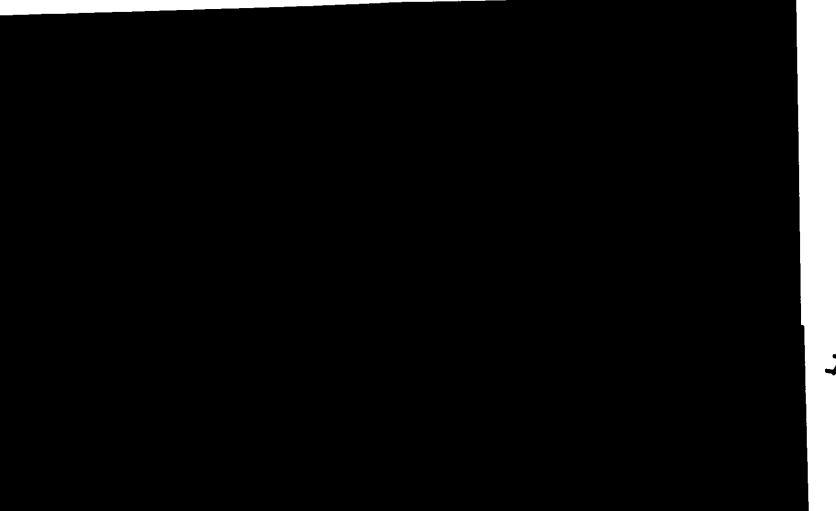
F. Perpective meir of front



C. Full end elevation



Solver Hill
Farme.



I. Looking Won Westerman Cacle



V. Looking NE across Rtc. 43 at Selver Hill Farms.

